

**MINUTES OF THE RHODE ISLAND
REAL ESTATE COMMISSION**

DATE: July 11, 2013

TIME: 9:15 A.M.

LOCATION: Department of Business Regulation

Real Estate Section

John O. Pastore Center

1511 Pontiac Ave. Bldg. 69-1

Cranston, RI 02920-0942

Members Present:

**David P. Iannuccilli: Chairperson, John A. Silvia: Vice-Chairperson,
Robert R. Recchia,**

**Brenda L. Marchwicki, Lisa A. Pinsonneault: Special Assistant to the
Attorney General,**

and William J. DeLuca: Real Estate Administrator.

Non Members Present:

Monica Staaf: RIAR and Lisa J. Crenca: DBR Real Estate.

Chairperson Iannuccilli called the meeting to order at: 9:23 A.M.

Chairperson Iannuccilli opened up with the minutes from the previous meeting. John A. Silvia made a motion to accept the May minutes as presented, seconded by Robert R. Recchia. Chairperson Iannuccilli asks if there are any comments, additions, amendments, there are none. All those in favor; motion passed.

The following continuing education courses were reviewed:

John A. Silvia reviewed the courses submitted for continuing education on July 9, 2013; he presented his recommendations to the Board.

Coldwell Banker Residential Brokerage:

- D-47 Senior Real Estate Specialist
13 CEU**

John A. Silvia make a motion to accept the renewal of Coldwell Banker's NAR course, Senior Real Estate Specialist for 13 Hours, Brenda Marchwicki seconds his motion. All those in favor, motion passed.

McKissock, LP:

- **A Day in the Life of a Buyer Agent**
- **A Property Manager's War Chest of Tools for Conflict Resolution**
3 CEU
- **Danger in Plain Sight: Understanding Lead Paint for Property Managers** **3 CEU**
- **Simple Questions, Big Consequences,**
How to Avoid Fair Housing Violations as a Property Manager **3 CEU**
- **The Ins and Outs of Property Managers**
3 CEU

John A. Silvia makes a motion to reject all 5 courses submitted for approval, for the following reason; the basic outline lacks specificity with regard to what is actually being taught. Robert R. Recchia seconds his motion. William J. DeLuca asks John A. Silvia if McKissock will have the opportunity to resubmit the courses with a clearer understanding of the timeline. John A. Silvia responded, "yes they will". Chairperson Iannuccilli asks if, all in favor. Motion passed.

The CE Shop:

- **E034 Conducting Open Houses and Developing a Safety Plan**
2 CEU

John A. Silvia reviewed The CE Shop's, Conducting Open Houses and Developing a Safety Plan, it has met all the criteria and he

recommends it for approval. Administrator DeLuca seconds his motion. Chairperson Iannuccilli asks, if all in favor. Motion passed.

The Rhode Island Association of REALTORS:

Course Renewals:

- 227 How to Buy and Sell a Business
3 CEU**
- 316 International Real Estate for Local Markets
12 CEU**

Vice-Chairperson Silvia recommends the approval of the two courses from RIAR, for the hours submitted. Brenda L. Marchwicki seconds his motion. Chairperson Iannuccilli asks if all in favor. Motion passed.

New School Application Request:

**Real Estate Institute of Rhode Island
22 Veterans Memorial Drive
Warwick, RI 02886
(401) 943-8500**

Education Director: Robert A. Scaralia: (Presently he is an approved Instructor in RI)

New School Course Submission:

Real Estate Institute of Rhode Island:

- Sales Pre-Licensing; Modern Real Estate Practice**
45 CEU

John A. Silvia makes a motion to approve the Real Estate Institute of Rhode Island sales pre-licensing course for 45 hours. Brenda Marchwicki seconds his motion. All those in favor, motion passed.

Old Business:

None.

New Business:

**Monica Staaf from RIAR submits a draft copy of:
R.I.G.L. § 5-20.6-8 Mandatory Relationship Disclosure**

John A. Silvia makes a motion to accept RIAR's form as presented, seconded by Brenda Marchwicki. All those in favor, motion passed. John A. Silvia recommends that DBR send notifications to all the schools to update their Agency section of pre-licensing. Administrator DeLuca agrees.

Monica Staaf: from RIAR also notifies the Board that she has drafted

some changes to the Dual Facilitator Form. These changes do not need to be approved by the Commission Board.

Chairperson Iannuccilli asks the Commission if there is any other new business, he suggests:

truth and advertising. William J. DeLuca: DBR said he has been notified of several different

mailers and false advertising, involving licensed real estate brokers and salespeople. Administrator DeLuca inquired how the Local Boards and MLS handle licensed individuals who don't abide with the code of ethics. Local Boards and MLS can fine them. The local grievance committee can also begin a complaint, if they find a case of wrongdoing.

Opportunity for Public Comment:

Chairperson Iannuccilli opens up public comment, Monica Staaf: from RIAR, told the commission they are very close to getting the home inspector licensing approval. Contractors Registration Board will be handling all licensing for that division.

The Rhode Island Association of REALTORS Board of directors were voting on putting a link from their website to the DBR website.

Next commission meeting is scheduled for August 15, 2013 at 9:15 A.M.

Chairperson Iannuccilli asks if there is anything else from all attendees, there being none, he then asks, if there's a motion to adjourn: John A. Silvia makes a motion, Brenda Marchwicki seconds. All in favor. Meeting adjourned at: 10:09 A.M.

Respectfully submitted,

**William J. DeLuca
Real Estate Administrator**